

MEETING MINUTES
Oakland Army Base Restoration Advisory Board
West Oakland Senior Center
March 31, 1999

RAB Members Present:

Rod Carter; Roger Caswell, Thomas Galvin, Oakland Army Base; Roderick Klugh; Oscar Odegaard; Mary Ann Parker; Stefanie Parrott; Phillip Ramsey, U.S. EPA; Adeline Sweeney; Henry Wong, DTSC; Ellen Wyrick-Parkinson

RAB Members Not Present:

Gordon Coleman; Mike Dryden; Mel Blair; Saul Bloom; Andrew Clark-Clough; Mary M. Gilmore; Joel Kushins; Bob MacDonald; Margaret Gordon; Josefina Vasquez; David Wilson

Others Present:

Rick Andrews, Oakland Army Base; Doug Bonacum; Nelson Cancio, Oakland Army Base; Jennifer Cross, Foster Wheeler Environmental Corporation; Lee Lewis, Foster Wheeler Environmental Corporation; Lynn Kriegbaum, OARB-BRACO; Odili Ojukwu; Charlene Washington

Welcoming Remarks

The Oakland Army Base Restoration Advisory Board (RAB) meeting was held on March 31, 1999 at the West Oakland Senior Center, 1724 Adeline Street. Ms. Wyrick-Parkinson called the meeting to order at 5:40 p.m. Meeting attendees were asked to introduce themselves.

1. Old Business

a) Approval of December 2, 1998 and February 24, 1999 Meeting Minutes

Ms. Wyrick-Parkinson verified that there was a quorum and motioned to approve the minutes. Mr. Ramsey had comments on the February 24, 1999 minutes that were hand written into the final minutes. Ms. Parrott moved to approve the February 24, 1999 minutes with the corrections. The vote was unanimous in favor of this motion. Ms. Wyrick-Parkinson stated that no one has read the December 2, 1998 minutes. It was requested that Foster Wheeler redistribute the December 2, 1998 meeting minutes with the next months mailing.

2. New Business

a) Introduction of new BRAC Environmental Coordinator

Mr. Andrews introduced the new BRAC Environmental Coordinator (BEC), Roger Caswell. Mr. Caswell has a mechanical engineering background and was previously assisting the Alameda Naval Air Station with base closure and environmental cleanup issues, and was part of the

caretaker team. Mr. Caswell joined OARB on March 1, 1999 and is the Army RAB Co-Chair.

b) Membership Subcommittee Report – Stephanie Parrott

Ms Parrott has received two applications for RAB membership that the membership subcommittee has unanimously approved. She requested that the RAB vote on their membership since there is a quorum. The first proposed member is Doug Bonacum. Mr. Bonacum provided a brief statement of his qualifications and background. Ms. Parrott moved that Mr. Bonacum's application to become a member of the RAB be accepted. Mr. Odegaard seconded the motion. The vote was unanimous in favor of this motion. Ms. Parrott provided background information for Ron Brown. Ms. Parrott then moved to approve Ron Brown application for membership. The motion passed unanimously.

c) Public Outreach Subcommittee Report – Mary Ann Parker

No report was given.

d) Technical Review Subcommittee Report – Joel Kushins

Mr. Kushins was not present at the meeting. No report was given.

e) Remedial Project Managers Meeting Report – Rick Andrews

Copies of the minutes from the March 1999 RPM meeting were provided. Mr. Andrews stated that IT Corporation purchased ICF Kaiser on or about April 10, 1999. His summary of the RPM minutes included updates of activities at Operable Units (OUs) 1, 2, 3, and 7 as well as funding status for OUs 4, 5, and 6. He stated that the Remedial Investigation (RI) field work has been completed at OU1 and the first draft RI report will be submitted to the Corps for internal review in April. The agencies and the RAB will receive the report for review in May.

Two copies of the OU2 RI report were delivered previously to Mike Dryden for the RAB's review. The agencies are currently completing their review and summarizing their comments on this report.

The RI field work at OU3 is complete. Two reports are being prepared; the geographical OU report will be complete in late April, and a stormwater and sanitary systems report will be complete two months later.

OU4 was not funded and the RI for this area will not start at least for one year.

OU5 consists of No Further Action parcels which are scattered throughout the base. This project has just been funded. A report will be prepared to substantiate those areas that are clean and suitable for transfer.

OU6 does not exist as it is a placeholder for issues that might arise as environmental closure progresses.

The RI (the current Supplemental Investigation completes the RI) report for OU7 is almost complete. A removal action work plan is in the process of being developed which will propose remedial alternatives. There will be a public comment period and approval process before a remedy is selected and remedial activities are started.

Mr. Andrews stated that the Draft Final Underground Storage Tank Investigation Report was just submitted to the Regional Water Quality Control Board (RWQCB) for review. The report covers 10 tank site locations that are in the process of being closed. There are 8 active tanks on the base that are expected to be removed this summer. The active tanks consist of three tanks at the gas station, two at the motor pool, and three diesel tanks around Building 1.

Mr. Andrews stated that there was nothing to report on the Risk Assessments. A Risk Assessment has or will be done for each of the OU RI reports.

The Army Corps of Engineers has received the first draft of the Biological Assessment for review. The report studies terrestrial and aquatic species on and around the base.

The Draft Wetlands Delineation Study was received. The study states that the scrub areas adjacent to OU2, in the Southern Pacific railyard, are low quality wetlands. A brief discussion followed on species encountered in this area. The delineation was needed to assist in determining the remediation for that area. Ms. Parrott clarified that the wetlands are outside of the base, but the contamination was caused by the base.

Mr. Andrews requested that Ms. Kriegbaum provide the leasing status. The Fast-Track lease was expected to be signed on March 30, 1999. The lease needs some final adjustments and that they are hoping to finalize next week. The OBRA governing board has given OBRA authority to sign the utility sales contract. This contract allows OBRA to purchase utilities for the Fast-Track buildings directly from OARB. Once the Fast-Track lease is signed there will be eight buildings available for leasing: 812, 821, 822, 823, 808, 796, and 726 and the office portion of 590. Ms. Kriegbaum stated that there is a list of potential candidates for leasing these buildings. Once the Fast-Track lease is signed, a supplement will be added to allow the Child Development Center (Building 655) to also be leased.

Ms. Wyrick-Parkinson inquired on the status of the Spit area. Mr. Andrews stated that the Spit is part of OU4. The Port of Oakland has a reversionary right to the land west of Maritime. If the Port would like to purchase it, they will have to pay market price. If the Port does not wish to purchase it, then OBRA and the city get the property per BRAC reuse and transfer guidelines. OBRA has a reuse plan that states that this portion of the base will go to maritime uses and that the Port will designate the Spit as a park.

f) Report on and handouts from AEC Independent Technical Review

Mr. Andrews stated that approximately two weeks ago the Army Environmental Center (AEC) sent a team to audit the environmental restoration program at OARB. The AEC was contracted to evaluate OU2 and OU7 activities and were given presentations by ICF Kaiser (now IT Corp).

Mr. Andrews distributed the OU2 presentation viewgraphs earlier in the meeting. At the April RAB meeting, the project manager for OU2 will be making a presentation. Mr. Andrews requested that the RAB review the OU2 packet prior to the meeting so that any questions they might have can be discussed.

The preliminary evaluation of the AEC auditors appears to be satisfactory. They will provide a written report in approximately three weeks. At the audit's outbriefing, AEC had no comments on OU2, but had comments on OU7 as to whether the water in the fill zone should be considered potentially potable or not. This is an important legal determination because the potential use of the water determines the cleanup standards.

Ms. Wyrick-Parkinson asked if groundwater on Carnation Street shouldn't be cleaned up. Mr. Ramsey stated that if it is non-drinking water, then it does not have to be cleaned up. If it is drinking water, then it has to be cleaned up to drinking water standards. Mr. Ramsey stated that there are different state and federal standards for establishing water use. OARB is currently evaluating their situation using state and federal criteria for drinking water. Mr. Ramsey stated that the EPA is trying to protect the quality of the water, since water in California is very valuable. Ms. Wyrick-Parkinson stated that she would like to see the water cleaned up to drinking water standards. Ms. Parrott motioned that the RAB would like the water to be cleaned up to drinking water standards. Mr. Klugh seconded the motion. The motion passed. Mr. Andrews stated that OARB has already received a letter from the state Region Water Quality Control Board stating that the water in the fill zone at OARB is not drinking water.

Ms. Wyrick-Parkinson is concerned that if the land use changes in the future, they will have to live with the decision that is being made on groundwater now. She wants to make sure the water is up to standards before the Army leaves. Mr. Galvin stated that if the land use changes, the cleanup will belong to the owner of the property at that time. The community is telling the military what the land use is and the military will clean up to that standard, not an unknown future land use.

Mr. Ramsey offered to discuss beneficial use at the next RAB meeting. He reiterated that the EPA is pushing to cleanup water to higher standards. He posed the question "How will you monitor groundwater if you don't know what is going to be put there?".

3. Agenda Items for Future Meetings

- a) Presentation on OU2 Remedial Investigation Report – Zeynep Ungun, IT Corp**
- b) Beneficial Use and Water Standards Presentation – Phillip Ramsey, US EPA**
- c) Field Trip to OARB – Meet/depart from West Oakland Senior Center at 5:30 pm on April 28, 1999**

4. Open Forum

a) Letter on U.S. EPA's Proposed New Standards for Lead

Ms. Wyrick-Parkinson inquired about the status of the letter discussing the new lead standards. Mr. Odegaard stated that it was too close to the comment closing period to send the letter, so it was emailed to the EPA. A copy of the letter was also sent to Mike Dryden. Ms. Wyrick-Parkinson wanted to know where the letter she signed went. Mr. Andrews recommended checking with Gordon Coleman who might know.

b) Bay Bridge Span Replacement

Mr. Andrews asked if there was any new development on the location of the span replacement for the Bay Bridge. Mr. Galvin stated that the governor said he was not going to delay the construction of the bridge any further. The bridge is going to be built on the north side of the existing location, which is beneficial for those who would like a Spit park.

c) New Member Packets

Mr. Andrews requested that Foster Wheeler provide him with two new member packets. The new members should coordinate with Mr. Andrews when they would like to pick up the packets from the base.

5. Adjourn

a) The meeting was adjourned at 6:55 p.m.

Ellen Wyrick-Parkinson, Community Co-Chair	Date
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Roger Caswell, Army Co-Chair	Date
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Prepared by Jennifer Cross, Foster Wheeler Environmental Corporation	Date
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Action Items	Person Responsible	Timeline
Draft two letters regarding the proposed lead rule, one for community groups (WOCAG, OBRA), and a more technical version for the OARB.	K. Rao	By 1/27/99
Draft a letter based on the recommendations in his presentation to be reviewed and approved by the Co-chairs.	B. MacDonald E. Wyrick-Parkinson M. Dryden	By 1/27/99
Arrange and attend a meeting with Congresswoman Barbara Lee to discuss restoration activities and the needs of the community as put forth in Mr. MacDonald's letter.	B. MacDonald E. Wyrick-Parkinson G. Coleman M. Dryden	By 1/27/99
Work with the PAO to invite representatives from the Examiner and Chronicle to the RAB meetings.	R. Andrews	By 1/27/99
Request a RAB Presentation on fish, wildlife and wetlands from Lee Lewis of Foster Wheeler Environmental Corporation.	R. Andrews	By 1/27/99
Contact information for new BEC, Roger Caswell, will be provided to the RAB.	R. Andrews	3/31/99
Draft letter to EPA will be revised and forwarded.	O. Odegaard M. Dryden	3/1/99
<p><i>Notes:</i> <i>The Action List was not updated at the 3/31/99 meeting.</i></p>		